

Downtown Locust Grove Historic Preservation District Overlay Design Guidelines

I. PURPOSE AND SCOPE.

In adopting these design guidelines, the Locust Grove Historic Preservation Commission is setting the standards it will use to issue Certificates of Appropriateness for those seeking to make exterior changes within the Downtown Locust Grove Historic Preservation District Overlay (HPDO) area. A Certificate of Appropriateness will be required prior to obtaining a building permit. The guidelines are intended to preserve or restore the architectural character of Downtown HPDO. They contain provisions for the elevations of the historic buildings that lie within the HPDO Area Map. The Locust Grove Historic Preservation Commission will review changes at the rear elevations for overall size and scale with care taken to preserve the historic character of the building. For non-contributing portions of the district, the HPC will be more interested in the size and scale of proposed changes rather than to design details, with exception of complete replacement, removal, reconstruction, or extensive renovation.

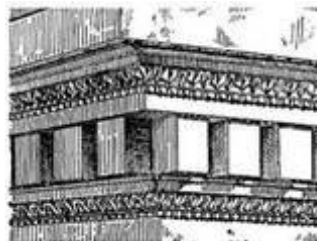
1. Maintain the historic appearance of sidewalks, curbs, landscaping (where appropriate) and street paving along the entire Downtown HPDO, maintaining a [consistent] downtown historic business strip and using materials varied in scale, texture and color where practical to outline the appearance of pedestrian ways. This provides an appropriate frame of the character of the district.
2. Any improvements to the open portions of the Downtown HPDO formerly occupied by formerly historic structures should be compatible in design the buildings within the district.

II. READING YOUR BUILDING

Property owners planning to make exterior changes to a historic building should start by identifying the features and materials that give their structure its unique character, as well as its historic and non-historic elements. By recognizing and understanding significant features, they will be able to plan a project that is compatible with the original style of the building. If, after looking over these guidelines, they need more information, the HPC or planning staff at the City of Locust Grove will arrange a pre-application meeting. Staff can provide additional advice on the character of your building and how it relates to your planned project. Planning should start addressing the questions below.

Step One: Identify the overall visual aspects of a building. Do not focus on the details, but on the setting and architectural context.

1. Shape: What is there about the form or shape of the building that gives the building its identity? Is it short and squat, or tall and narrow?
2. Roof and roof features: How does the roof shape or pitch contribute to the building's character? Are there unique features like weathervanes, cresting or cupolas?



Roof Line

Cornice

Dentil Moulding

3. Openings: What rhythm or pattern does the arrangements of window or door openings create? Are there unusually-shaped window openings or distinctive entryways?
4. Projections: Are there parts of the building that are character-defining because they project from the walls of the building like porches, cornices, bay windows, or balconies? Are there turrets, or widely overhanging eaves, projecting pediments, or chimneys?
5. Trim and Secondary Features: How does the window and door trim contribute to the character of the building? Be sure to consider the decoration, color, or patterning of the trim. What about secondary features like shutters, decorative gables and railing?
6. Materials: From a distance, what contribution do the color, texture, and combination of exterior materials make to the overall character of the building?
7. Setting: What aspects of the setting are important in establishing the visual character of the site? Think about the building's setback, alignment with adjacent buildings, plantings, fencing, terracing, and outbuildings, and its relationships to local streets within the HPDO boundary.

Step Two: Identify the character of the building at close range. Assess the color and texture of the building materials as they convey the craftsmanship and age that give the building its unique appearance.

1. Materials at Close Inspection: Are there one or more materials that have an inherent texture that contribute to the close-range character, such as stucco, exposed aggregate, concrete, or textured brick?
2. Craft Details: Is there high-quality brickwork with narrow mortar joints, or hand-tooled or patterned stonework? Are there hand-split or hand dressed clapboards or machine-smoothed beveled siding? Are the windows or doors unique? Craft details, whether handmade or machine made, contribute to the character of a building because they are manifestations of the time in which the work was done and of the tools and processes that were used.

III. CHARACTER DEFINING FEATURES

Character defining features are those architectural materials and features of a building that define the historic nature or character of the building. Such elements may include the form of the building, exterior cladding, roof materials, door and window design, exterior features such as canopies and porches, exterior and interior trim, etc. Examples are:

1. Site:
 - a. The building exhibits a grid pattern of streets with a secondary circulation system of alleys;
 - b. Possesses historic curbing and paving materials of stone or wood.
 - c. Has consistent topography;

- d. Has consistent lot sizes, and setbacks at the property line; and
- e. Is enhanced by mature plantings and street trees.
- 2. Brick:
 - a. Is used in a range of building styles from all eras ranging from vernacular commercial to Italianate;
 - b. Is occasionally in combination with carved limestone or plaster; and
 - c. Enhances architectural character through its color, texture, dimensionality, and bonding patterns.
- 3. Wood:
 - a. Articulates stylistic features in storefronts, window and door trim, and decorative trim;
 - b. Articulates stylistic features in cornices, eaves, porch elements, and decorative trim;
 - c. Has remained relatively free from the application of synthetic siding.
- 4. Storefronts:
 - a. Have a tripartite organization of bulkheads, plate-glass windows, and transoms;
 - b. Are generally unified under a decorative cornice or brick parapet, sometimes with a signboard or awing;
 - c. Help maintain a pedestrian-scaled streetscape.
- 5. Windows:
 - a. Are generally double-hung;
 - b. Have one-over-one glazing patterns or a decorative upper sash;
 - c. Often possess additional ornament when used in upper-story windows
- 6. Doors:
 - a. Are usually sheltered by front porches, building recesses or canopies;
 - b. Include both single and double doors, and use a wide range of glazing patterns to convey a building's architectural character;
 - c. Are often accompanied by sidelights and transoms;
- 7. Roofs:
 - a. Are typically flat, sloping to the rear façade;
 - b. Employs various sheathing materials, color, and types of ornament to add visual distraction.
- 8. Applied Ornamentation:
 - a. Distinguishes a variety of façade elements – storefronts, walls and cornices;
 - b. Uses features such as steel tie rods (with eschuteon), delicate rosettes or brackets to add dynamism;
 - c. Embraces a variety of materials including cast stone and cast or natural stone.
- 9. Cornices:
 - a. Gives closure to the upper portion of a commercial façade;
 - b. Establishes relationships among buildings on a given block;
 - c. Provides an area for a decorative statement;
 - d. Is typically of brick articulation along the Highway 42 Historic Downtown.
- 10. Rear Facades:
 - a. Have little or no ornamentation;
 - b. Often include secondary entrances.
 - c. Represent an important historic feature of the district's transportation network;

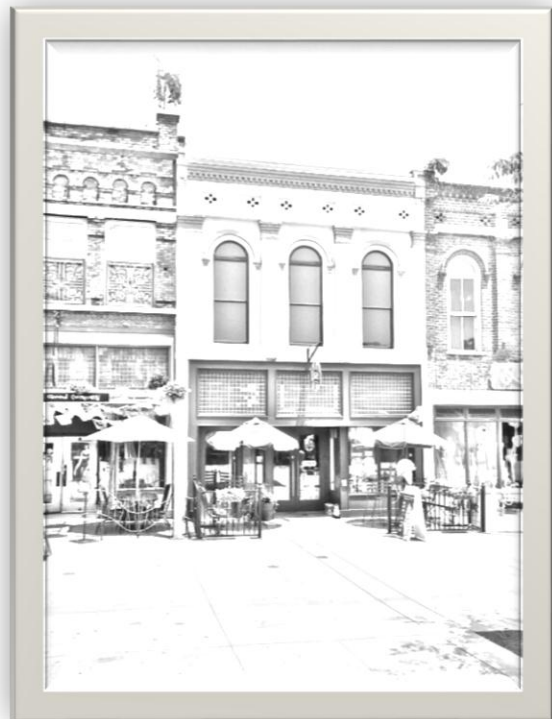
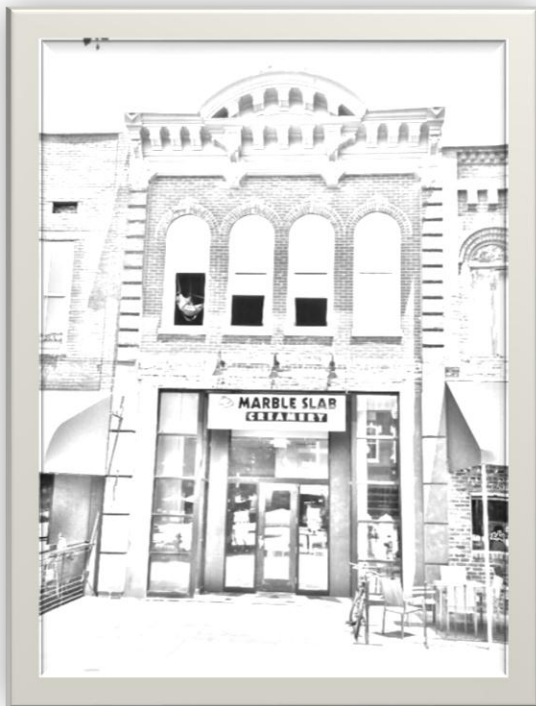
- d. Provide a primary means of commercial access for those with rear parking or near newer parking areas near the district.

IV. PRESERVATION PRINCIPLES

The authenticity of the City of Locust Grove HPDO District and its buildings sets the community apart from our neighbors. Locust Grove's unique quality of life will be protected with thoughtful rehabilitation and restoration of our historic resources.

The preservation and conservation of original architectural features is preferred, rather than "modernization" or "updating" of older properties, or imposing a false "historical look" on newer properties. A number of guiding preservation principles modeled after the Secretary of the Interior's Standards for Rehabilitation are outlined below and at the end of this document. Reading through these principles will building owners understand how to carry out a project in a way that both enhances the historic building or site and preserves its character-defining features.

Relationships: When evaluating the appropriateness of a given project, the structure, the site and the relationship to the rest of the Main Street district should be given careful consideration.



Example 1 Scale and Massing

Use: Historic structures within the HPDO district should be used for purposes that require minimal alteration to the building exterior or site.

Historic Character: the historic character of existing buildings and the HPDO can be best preserved by the repair of original materials rather than replacement. Repair and restoration is often more cost effective than replacement, conserves energy and reduces the amount of trash added to landfills. Removal or alternation of historic material compromises the original character of a building or site and should be avoided.

Alterations: Repair is always preferred over replacement. When replacement is necessary, materials should replicate or match the visual appearance of the original. A high level of craftsmanship distinguishes structures within local preservation districts. Distinctive features, finishes, and construction techniques should be preserved whenever possible. Properties, however, do change over time. Those alternations that have become historic in their own right should be maintained as a record of a resource's physical evolution.

New Construction and Addition: Additions should be designed to minimize impact to historic material and should be compatible with the main structure in massing, size and scale. New, infill construction should reflect the character of the district during its historic period of significance (1880 – 1930), and should be designed so that it is compatible with its neighbors in size, massing, scale, setback, façade organization, and roof form. New construction may also draw upon established stylistic elements within the district to create a sympathetic design but one that is clearly of its own era.

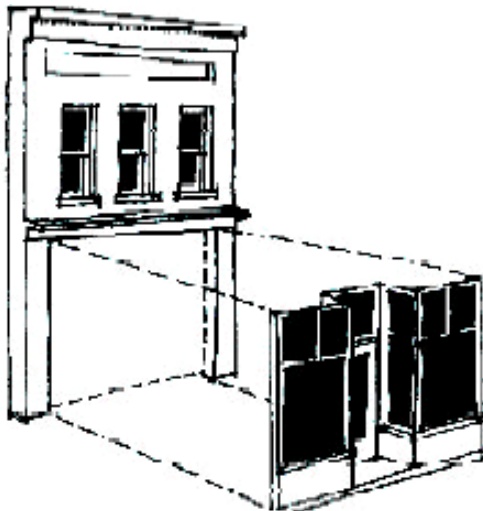
Treatments: Chemicals and physical treatments should always be as gentle as possible, since harsh methods (like sandblasting) can irreversibly damage historic materials.

Archeology: Historic sites often contain archeological resources, which should be protected and preserved whenever possible. If artifacts are found, contact the Historic Preservation Commission for assessment.

V. General Guidelines -. Existing Buildings

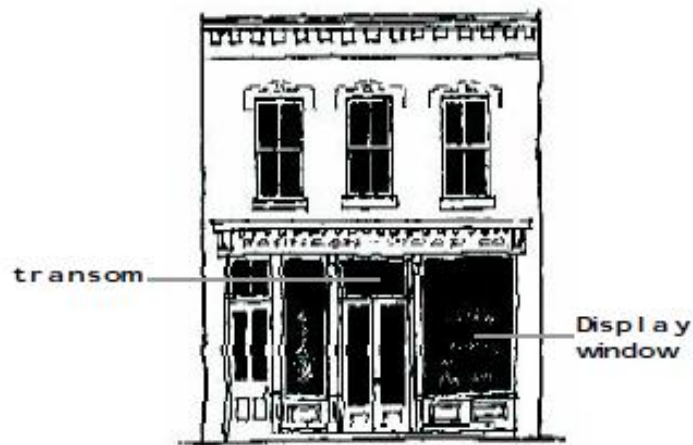
A. Storefront Design:

1. Contain the storefront to the height and width of the original opening designed for it.
2. Make the storefront as transparent as possible by using large glass areas and transoms.
3. Make the texture of storefront materials shall be simple and unobtrusive, whether they are wood, cast iron or anodized aluminum.
4. Display windows shall be clear glass.



5. Display windows shall be recessed into the storefront framing.
6. Transom windows can be clear, tinted or stained glass.
7. Make the entrance door have a full-view glass panel. The door shall not be decorated with moldings,

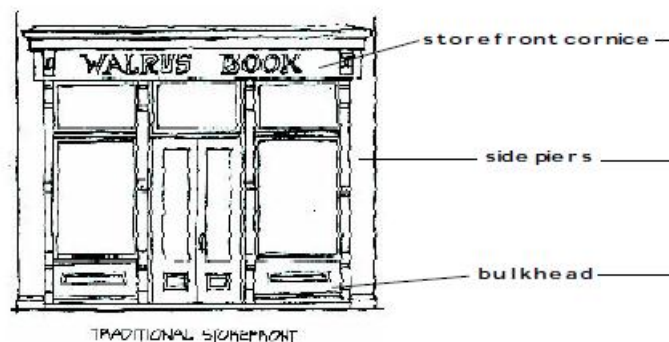
cross bucks, window grills or other features that are not in keeping with the era of development.



8. Make entrance doors **either inline with** or behind the front plane of the storefront, where such existing buildings did not originally possess recessed entries. All buildings where recessed entries were part of the original construction, said entries must remain essentially intact.

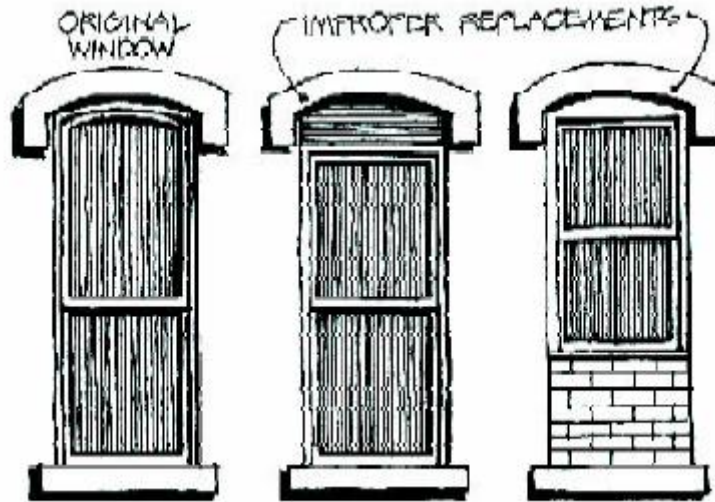


9. Make bulkheads can be wood panels, polished stone, glass, tile or aluminum-clad panels. Bulkheads shall be located in the lower portion of the storefront and should be 18"-30" tall.
10. Make the storefront cornice shall be wood, cast iron, or sheet metal in accordance with the original building's construction..



11. Make side piers the same material as the upper facade, or painted or surfaced to look the same.
12. Avoid inappropriate historical themes, such as the inclusion of Georgian or Colonial style of architecture where the existing HPDO vernacular consists primarily of local vernacular and Italianate.

B. Upper Story Design

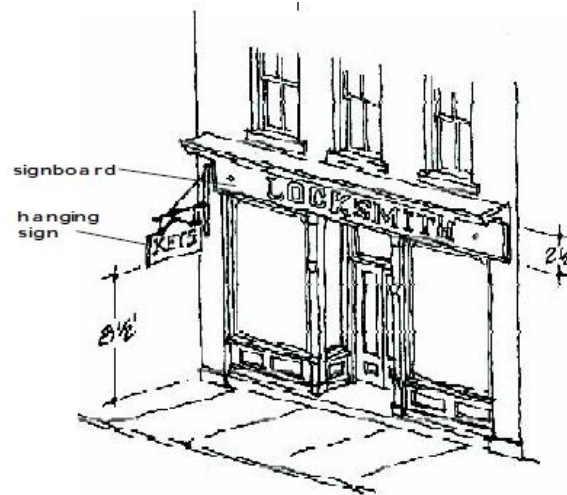


1. If they are historic (i.e., original to the building), retain, clean and/or repair second story windows.
2. If upper story windows have deteriorated and must be replaced, or have been removed in past remodeling, match replacement windows the size, shape and materials of the original window openings,
3. Make storm windows on upper story windows painted or color clad to blend with the color scheme of the building.
4. Retain roofline cornices if they are still present on the building.
5. Replace missing cornices with appropriately scaled, newly constructed cornices. Consult historical photographs and style books to determine an appropriate design for replacement cornices. Replacement cornices may be made of wood, sheet metal, or other materials that duplicate the appearance of the original.

C. Masonry

1. Sandblasting or water blasting that erodes the surface of the masonry shall not be allowed.
2. Repoint using mortar and pointing techniques that are consistent with Preservation Brief No. 2 published by the U. S. Department of the Interior and available at the Community Development offices.

D. Signs

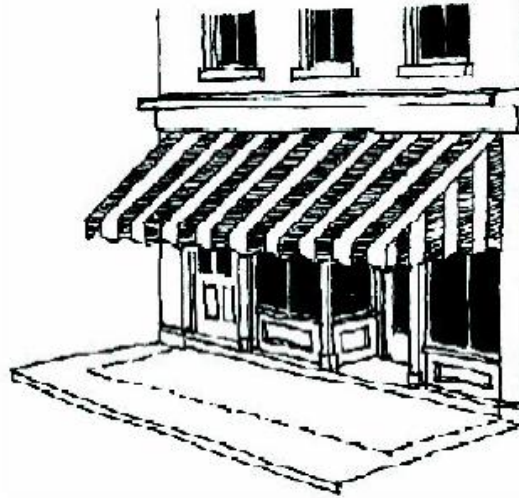
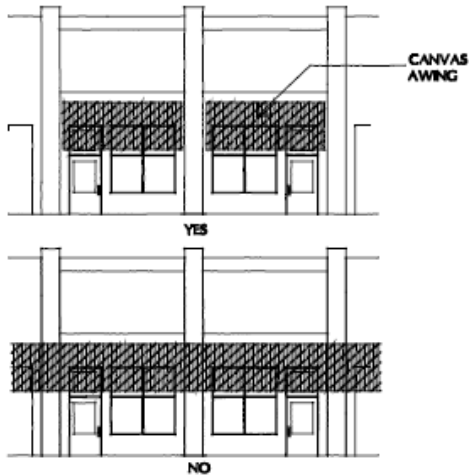


1. A storefront shall not have more than four signs: wall signs, projecting sign, window signs and a sandwich-type temporary sign. One of these may be a flush-mounted sign board located below the second story window sills and above the storefront display windows. It should not be more than 2-1/2 feet high with lettering between 8" and 18" high and covering about 65% of the sign board.
2. Mount a projecting sign above the sidewalk, projecting no more than five feet. It could represent the image of a product or use text to identify a tenant and should be 4-6 square feet in area.
3. Use window signs that comprise no more than 30% of the storefront glass, shall not obscure the display area and shall contrast with the display background. Light colored or gold-leafed letters with dark borders are recommended.
4. Sandwich signs may be used only under the regulations for Outdoor Display and Storage during business hours and may not be placed beyond 60 inches from the edge of building at its farthest point.
5. Use signs on the fringe or perpendicular portion of awnings, but shall be configured with contrasting letters painted or sewn onto the awnings valance.
6. Illuminate signs directly or indirectly. Internally lit signs that respect the dimensions noted above for flush mounted sign boards can be appropriate. Neon can be appropriate for flush-mounted sign boards and window signs.
7. All sign area limitations shall be those in accordance with Chapter 15.24 of the Code of Ordinances unless otherwise stated.

E. Awnings.

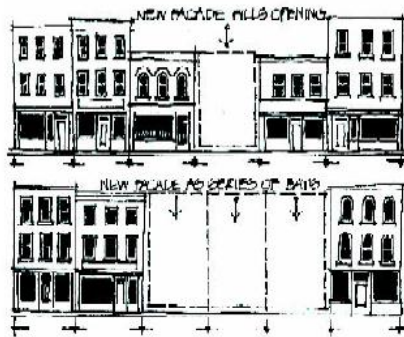
1. Attach awnings to the building above the display windows and below the storefront cornice or sign panel.
2. Reinforce awning frame (see below) of the storefront without covering the space between the second story window sills and the storefront cornice, or the piers. Where appropriate, awnings may simply cover the entry and not the entire storefront; or, alternatively, may cover the display windows of the storefront but not the entry.

3. Install a standard street level awning should project four to seven feet from the building and should be a minimum of seven feet to eight feet above the sidewalk in accordance with ADA Standards.

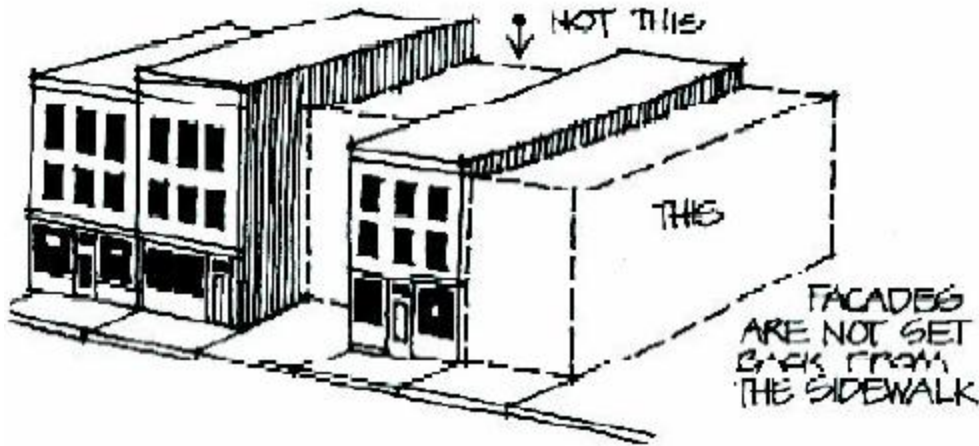


VII. NEW CONSTRUCTION

1. Maintain the average height and width of the surrounding buildings shall determine a general set of proportions for an infill structure or the bays of a larger structure.



2. Insure that infill buildings shall fill the space and reflect the rhythm of other facades on Downtown HPDO, with larger spaces being broken into smaller bays.
3. Design the facade of new infill to be consistent with other Downtown HPDO buildings, with a storefront, upper story windows and cornice.
4. Make the size, proportion and spacing of window and door openings shall be similar to other buildings on Downtown HPDO.



5. Ensure that new buildings shall reflect some of the detailing of surrounding buildings in window shapes, cornices and brick work.
6. Select new building materials similar to adjacent facades.
7. Design the height and setback of new buildings shall be consistent with neighboring buildings.

For those properties not sharing common walls and or on lots over 10,000 square feet in area – especially those structures considered noncontributing within the HPDO, new buildings and redevelopment of those tracts should maintain the general appearance of contributing structures within the HPDO and be designed in relation to its site and building elements to contribute to the historic character of the overall HPDO District.

The Secretary of Interior's Standards for Rehabilitating Historic Buildings

These guidelines are based on the Secretary of Interior's Standards for Rehabilitating Historic Buildings. The Standards, which are itemized below, are also used to determine if a project is eligible for Federal tax incentives.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structure
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic buildings materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.